



## Property at a Glance

- Retail & Drive-thru opportunities
- Airport has +3,500 employees and ± 10 million passengers annually
- ± 560,000 car rentals per year
- Cross-parking with cell phone waiting lot
- Only private sector retail opportunity at ABIA
- **Coming Soon: Hyatt Place (139 rooms) & Chevron/Texaco co-brand fuel station (20 pumps)**

Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	1,912	20,056	100,232
Estimated Households	501	5,380	33,292
Avg. Household Income	\$36,092	\$41,469	\$41,002
Daytime Population	1,359	7,411	33,859

Year: 2014 | Esri

Traffic Counts	
Hwy 71	87,500 CPD
Presidential Blvd.	16,000 CPD
Spirit of Texas	10,156 CPD

Year: 2012 | TX DOT (AADT 2012)

**Total Project Size**  
± 16 Acres

**Available**  
900 - 9,000 SF Retail  
Ground Lease

**Signage**  
• Pylon along Hwy 71  
• Monument/ Storefront

**Delivery**  
2015

**Base Rent**  
Call for Pricing

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VIN FIZ ROAD

Phase 5

HOTEL

Hilton

Phase 3

REST  
6,300 SF

REST  
6,400 SF

Phase 4

HYATT

REST  
900 SF

Phase 2

CELL PHONE  
LOT

RETAIL/  
REST  
5,140 SF

RETAIL/  
REST  
10,250 SF

RETAIL/  
REST  
6,400 SF

Phase 1



C-STORE  
4,000 SF

PRESIDENTIAL BOULEVARD

SPIRIT OF TEXAS DRIVE

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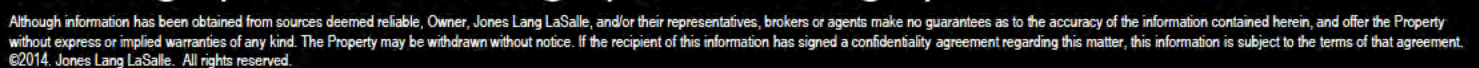
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ABIA Retail Renderings  
Austin, TX



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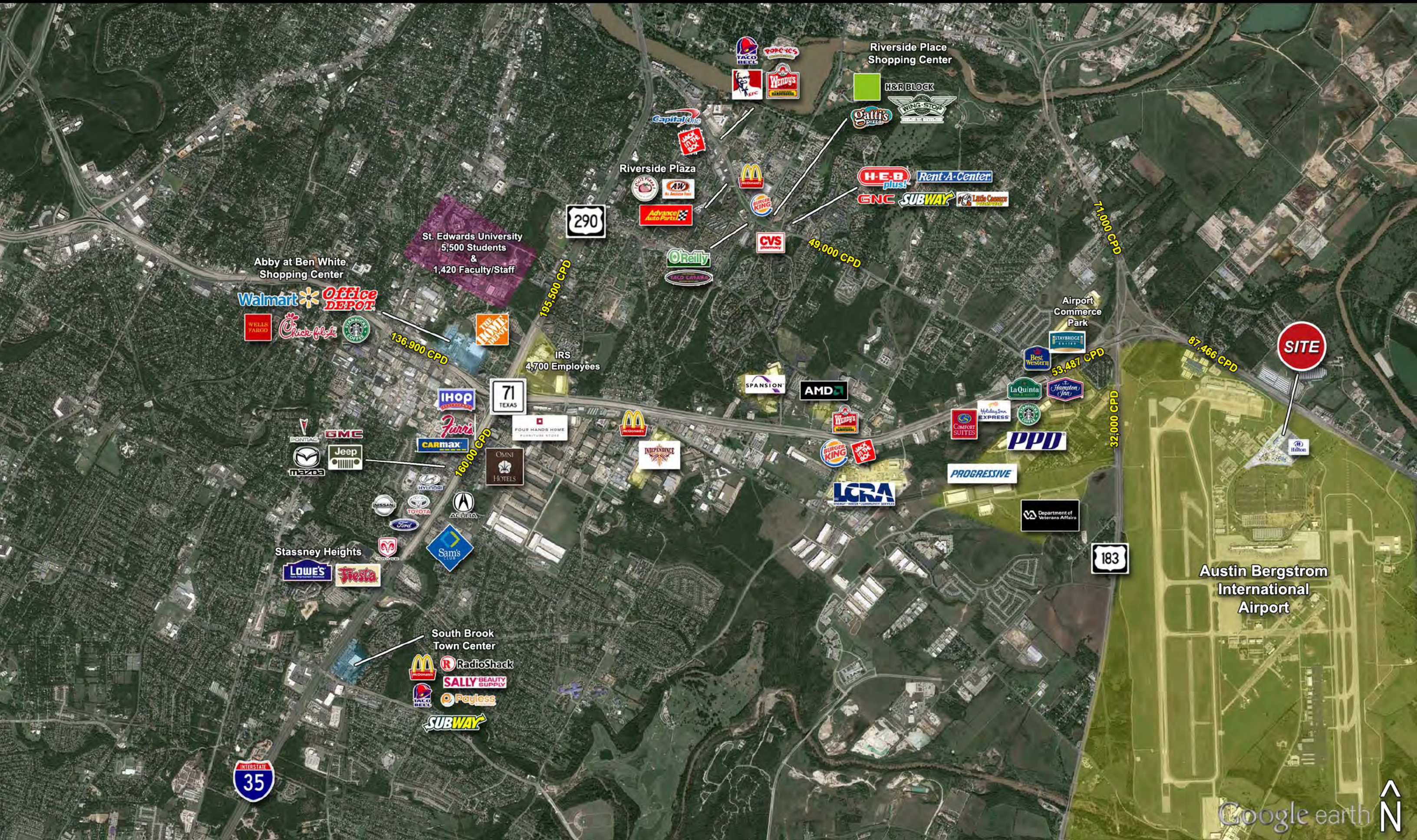


ABIA Retail Renderings  
Austin, TX



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## Business Summary

2510 Presidential Blvd, Austin, Texas, 78719  
Rings: 1, 3, 5 mile radii

Latitude: 30.21233  
Longitude: -97.6595

Data for all businesses in area			1 mile		3 mile		5 mile					
Total Businesses:			112		795		4,726					
Total Employees:			1,359		7,411		33,859					
Total Residential Population:			1,912		20,056		100,232					
Employee/Residential Population Ratio:			0.71:1		0.37:1		0.34:1					
by SIC Codes			Employees				Employees				Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	1	0.9%	18	1.3%	17	2.1%	111	1.5%	92	1.9%	504	1.5%
Construction	12	10.7%	62	4.6%	84	10.6%	389	5.2%	363	7.7%	2,184	6.5%
Manufacturing	2	1.8%	14	1.0%	22	2.8%	237	3.2%	167	3.5%	4,015	11.9%
Transportation	14	12.5%	342	25.2%	54	6.8%	766	10.3%	204	4.3%	2,688	7.9%
Communication	0	0.0%	0	0.0%	2	0.3%	35	0.5%	30	0.6%	104	0.3%
Utility	0	0.0%	0	0.0%	5	0.6%	63	0.9%	18	0.4%	227	0.7%
Wholesale Trade	3	2.7%	58	4.3%	34	4.3%	316	4.3%	247	5.2%	2,656	7.8%
Retail Trade Summary	21	18.8%	96	7.1%	131	16.5%	590	8.0%	701	14.8%	3,942	11.6%
Home Improvement	1	0.9%	1	0.1%	16	2.0%	117	1.6%	41	0.9%	231	0.7%
General Merchandise Stores	0	0.0%	0	0.0%	2	0.3%	10	0.1%	13	0.3%	61	0.2%
Food Stores	1	0.9%	5	0.4%	18	2.3%	65	0.9%	106	2.2%	848	2.5%
Auto Dealers, Gas Stations, Auto Aftermarket	5	4.5%	18	1.3%	20	2.5%	79	1.1%	87	1.8%	587	1.7%
Apparel & Accessory Stores	0	0.0%	0	0.0%	7	0.9%	17	0.2%	36	0.8%	84	0.2%
Furniture & Home Furnishings	1	0.9%	1	0.1%	6	0.8%	16	0.2%	54	1.1%	230	0.7%
Eating & Drinking Places	10	8.9%	51	3.8%	38	4.8%	188	2.5%	198	4.2%	1,417	4.2%
Miscellaneous Retail	4	3.6%	20	1.5%	23	2.9%	98	1.3%	167	3.5%	485	1.4%
Finance, Insurance, Real Estate Summary	6	5.4%	13	1.0%	37	4.7%	108	1.5%	282	6.0%	878	2.6%
Banks, Savings & Lending Institutions	1	0.9%	2	0.1%	3	0.4%	14	0.2%	30	0.6%	110	0.3%
Securities Brokers	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	0.0%	3	0.0%
Insurance Carriers & Agents	1	0.9%	2	0.1%	6	0.8%	18	0.2%	32	0.7%	88	0.3%
Real Estate, Holding, Other Investment Offices	5	4.5%	10	0.7%	28	3.5%	77	1.0%	219	4.6%	677	2.0%
Services Summary	39	34.8%	522	38.4%	268	33.7%	3,465	46.8%	1,752	37.1%	12,346	36.5%
Hotels & Lodging	3	2.7%	157	11.6%	12	1.5%	408	5.5%	28	0.6%	617	1.8%
Automotive Services	12	10.7%	286	21.0%	35	4.4%	573	7.7%	137	2.9%	1,036	3.1%
Motion Pictures & Amusements	2	1.8%	5	0.4%	11	1.4%	37	0.5%	124	2.6%	469	1.4%
Health Services	1	0.9%	22	1.6%	9	1.1%	247	3.3%	64	1.4%	581	1.7%
Legal Services	0	0.0%	0	0.0%	3	0.4%	7	0.1%	24	0.5%	53	0.2%
Education Institutions & Libraries	1	0.9%	5	0.4%	6	0.8%	256	3.5%	69	1.5%	2,086	6.2%
Other Services	21	18.8%	47	3.5%	192	24.2%	1,937	26.1%	1,307	27.7%	7,503	22.2%
Government	5	4.5%	233	17.1%	20	2.5%	1,330	17.9%	76	1.6%	4,308	12.7%
Unclassified Establishments	10	8.9%	0	0.0%	120	15.1%	0	0.0%	795	16.8%	6	0.0%
Totals	112	100.0%	1,359	100.0%	795	100.0%	7,411	100.0%	4,726	100.0%	33,859	100.0%

Source: Copyright 2014 Dun & Bradstreet, Inc. All rights reserved. Esri Total Residential Population forecasts for 2014.

July 21, 2014





## Demographic and Income Comparison Profile

2510 Presidential Blvd, Austin, Texas, 78719

Rings: 1, 3, 5 mile radii

Latitude: 30.21233

Longitude: -97.6595

	1 mile	3 mile	5 mile
<b>Census 2010 Summary</b>			
Population	1,985	19,040	93,900
Households	535	5,090	31,317
Families	388	3,618	17,633
Average Household Size	3.71	3.34	2.89
Owner Occupied Housing Units	236	2,600	11,630
Renter Occupied Housing Units	299	2,490	19,687
Median Age	26.3	27.5	27.1
<b>2014 Summary</b>			
Population	1,912	20,056	100,232
Households	501	5,380	33,292
Families	361	3,796	18,604
Average Household Size	3.82	3.35	2.91
Owner Occupied Housing Units	205	2,666	11,951
Renter Occupied Housing Units	296	2,714	21,341
Median Age	26.7	27.9	27.8
Median Household Income	\$25,892	\$31,123	\$31,641
Average Household Income	\$36,092	\$41,469	\$41,002
<b>2019 Summary</b>			
Population	1,927	21,794	111,575
Households	502	5,923	37,136
Families	358	4,150	20,675
Average Household Size	3.84	3.33	2.91
Owner Occupied Housing Units	201	2,952	13,510
Renter Occupied Housing Units	300	2,970	23,626
Median Age	27.3	28.3	28.5
Median Household Income	\$28,439	\$36,110	\$36,452
Average Household Income	\$43,205	\$48,003	\$47,771
<b>Trends: 2014-2019 Annual Rate</b>			
Population	0.16%	1.68%	2.17%
Households	0.04%	1.94%	2.21%
Families	-0.17%	1.80%	2.13%
Owner Households	-0.39%	2.06%	2.48%
Median Household Income	1.89%	3.02%	2.87%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

July 21, 2014





## Demographic and Income Comparison Profile

2510 Presidential Blvd, Austin, Texas, 78719

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Longitude: -97.6595

2014 Households by Income	1 mile		3 mile		5 mile	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	119	23.8%	1,072	19.9%	7,533	22.6%
\$15,000 - \$24,999	121	24.2%	1,086	20.2%	5,414	16.3%
\$25,000 - \$34,999	85	17.0%	780	14.5%	5,066	15.2%
\$35,000 - \$49,999	75	15.0%	1,042	19.4%	5,916	17.8%
\$50,000 - \$74,999	57	11.4%	718	13.3%	5,210	15.7%
\$75,000 - \$99,999	11	2.2%	311	5.8%	2,022	6.1%
\$100,000 - \$149,999	23	4.6%	252	4.7%	1,505	4.5%
\$150,000 - \$199,999	4	0.8%	49	0.9%	267	0.8%
\$200,000+	6	1.2%	70	1.3%	353	1.1%
Median Household Income	\$25,892		\$31,123		\$31,641	
Average Household Income	\$36,092		\$41,469		\$41,002	
Per Capita Income	\$9,980		\$12,891		\$14,275	

2019 Households by Income	1 mile		3 mile		5 mile	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	122	24.3%	1,149	19.4%	8,241	22.2%
\$15,000 - \$24,999	97	19.3%	952	16.1%	4,651	12.5%
\$25,000 - \$34,999	75	14.9%	733	12.4%	4,751	12.8%
\$35,000 - \$49,999	79	15.7%	1,184	20.0%	6,758	18.2%
\$50,000 - \$74,999	62	12.4%	839	14.2%	6,114	16.5%
\$75,000 - \$99,999	16	3.2%	495	8.4%	3,260	8.8%
\$100,000 - \$149,999	31	6.2%	380	6.4%	2,361	6.4%
\$150,000 - \$199,999	6	1.2%	83	1.4%	487	1.3%
\$200,000+	13	2.6%	109	1.8%	509	1.4%
Median Household Income	\$28,439		\$36,110		\$36,452	
Average Household Income	\$43,205		\$48,003		\$47,771	
Per Capita Income	\$11,884		\$15,066		\$16,639	

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

July 21, 2014





## Demographic and Income Comparison Profile

2510 Presidential Blvd, Austin, Texas, 78719

Rings: 1, 3, 5 mile radii

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Longitude: -97.6595

2010 Population by Age	1 mile		3 mile		5 mile	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	243	12.2%	1,924	10.1%	8,585	9.1%
Age 5 - 9	229	11.5%	1,710	9.0%	7,398	7.9%
Age 10 - 14	177	8.9%	1,390	7.3%	6,059	6.5%
Age 15 - 19	164	8.3%	1,452	7.6%	6,951	7.4%
Age 20 - 24	138	7.0%	2,034	10.7%	13,585	14.5%
Age 25 - 34	332	16.7%	3,832	20.1%	19,344	20.6%
Age 35 - 44	238	12.0%	2,655	13.9%	12,640	13.5%
Age 45 - 54	227	11.4%	1,972	10.4%	9,223	9.8%
Age 55 - 64	114	5.7%	1,131	5.9%	5,628	6.0%
Age 65 - 74	75	3.8%	568	3.0%	2,597	2.8%
Age 75 - 84	39	2.0%	302	1.6%	1,431	1.5%
Age 85+	8	0.4%	70	0.4%	457	0.5%

2014 Population by Age	Number		Percent		Number	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	227	11.9%	1,942	9.7%	8,867	8.8%
Age 5 - 9	217	11.4%	1,797	9.0%	7,925	7.9%
Age 10 - 14	166	8.7%	1,506	7.5%	6,798	6.8%
Age 15 - 19	147	7.7%	1,557	7.8%	7,025	7.0%
Age 20 - 24	143	7.5%	2,066	10.3%	13,447	13.4%
Age 25 - 34	332	17.4%	3,915	19.5%	20,390	20.3%
Age 35 - 44	220	11.5%	2,868	14.3%	14,181	14.1%
Age 45 - 54	204	10.7%	2,008	10.0%	9,714	9.7%
Age 55 - 64	120	6.3%	1,321	6.6%	6,663	6.6%
Age 65 - 74	87	4.6%	688	3.4%	3,250	3.2%
Age 75 - 84	39	2.0%	306	1.5%	1,477	1.5%
Age 85+	9	0.5%	82	0.4%	494	0.5%

2019 Population by Age	Number		Percent		Number	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	232	12.0%	2,145	9.8%	10,030	9.0%
Age 5 - 9	214	11.1%	1,900	8.7%	8,688	7.8%
Age 10 - 14	166	8.6%	1,642	7.5%	7,667	6.9%
Age 15 - 19	144	7.5%	1,703	7.8%	8,049	7.2%
Age 20 - 24	128	6.6%	2,097	9.6%	13,266	11.9%
Age 25 - 34	349	18.1%	4,124	18.9%	22,228	19.9%
Age 35 - 44	224	11.6%	3,188	14.6%	16,232	14.5%
Age 45 - 54	188	9.8%	2,129	9.8%	10,626	9.5%
Age 55 - 64	124	6.4%	1,455	6.7%	7,775	7.0%
Age 65 - 74	103	5.3%	917	4.2%	4,519	4.1%
Age 75 - 84	47	2.4%	388	1.8%	1,890	1.7%
Age 85+	9	0.5%	105	0.5%	605	0.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

July 21, 2014





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2510 Presidential Blvd, Austin, Texas, 78719

Rings: 1, 3, 5 mile radii

Latitude: 30.21233

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	1 mile		3 mile		5 mile	
	Number	Percent	Number	Percent	Number	Percent
<b>2010 Race and Ethnicity</b>						
White Alone	1,023	51.6%	10,521	55.3%	48,403	51.5%
Black Alone	172	8.7%	2,283	12.0%	13,925	14.8%
American Indian Alone	40	2.0%	248	1.3%	1,246	1.3%
Asian Alone	7	0.4%	182	1.0%	2,244	2.4%
Pacific Islander Alone	6	0.3%	21	0.1%	82	0.1%
Some Other Race Alone	651	32.8%	5,085	26.7%	24,541	26.1%
Two or More Races	85	4.3%	700	3.7%	3,458	3.7%
Hispanic Origin (Any Race)	1,550	78.1%	13,617	71.5%	59,917	63.8%
<b>2014 Race and Ethnicity</b>						
White Alone	973	50.9%	11,001	54.9%	51,279	51.2%
Black Alone	162	8.5%	2,369	11.8%	14,516	14.5%
American Indian Alone	36	1.9%	248	1.2%	1,288	1.3%
Asian Alone	7	0.4%	201	1.0%	2,470	2.5%
Pacific Islander Alone	6	0.3%	22	0.1%	88	0.1%
Some Other Race Alone	642	33.6%	5,461	27.2%	26,786	26.7%
Two or More Races	85	4.4%	753	3.8%	3,804	3.8%
Hispanic Origin (Any Race)	1,513	79.1%	14,543	72.5%	65,266	65.1%
<b>2019 Race and Ethnicity</b>						
White Alone	991	51.5%	12,070	55.4%	57,622	51.6%
Black Alone	156	8.1%	2,459	11.3%	15,546	13.9%
American Indian Alone	37	1.9%	272	1.2%	1,464	1.3%
Asian Alone	7	0.4%	233	1.1%	2,872	2.6%
Pacific Islander Alone	6	0.3%	26	0.1%	99	0.1%
Some Other Race Alone	641	33.3%	5,896	27.1%	29,603	26.5%
Two or More Races	88	4.6%	837	3.8%	4,369	3.9%
Hispanic Origin (Any Race)	1,553	80.6%	16,168	74.2%	74,706	67.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

July 21, 2014





IN-DEPTH.  
INVESTIGATIVE.

# ABIA hits milestone, breaks another passenger record

By KXAN News

Published: August 26, 2014, 3:39 pm | Updated: August 26, 2014, 3:54 pm



British Airways inaugural nonstop flight from London, England to Austin, Texas operated by a Boeing 787 Dreamliner, arrives at Austin Bergstrom International Airport on Monday, March 3, 2014. (Jack Plunkett/AP Images for British Airways)

AUSTIN (KXAN) — For the first time ever, more than 1 million people passed through Austin-Bergstrom International Airport during a month-long time frame.

Airport officials said 1,006,417 people flew in and out of ABIA in July, up 9 percent from last year. It also topped the previous passenger record set in June, when 968,545 people visited the airport. It was the third time this year a monthly passenger record was set. The airport has seen growth in 54 of the last 55 months, dating back to January 2010.



Southwest, American, United, Delta, U.S. Airways, Frontier, Virgin America and Alaska Airlines each saw year-to-year growth.

Passengers by airline:

- Southwest Airlines: 382,935, up 5% compared to July 2013
- American Airlines: 180,345, up 8.5%
- United Airlines: 161,254, up 14%
- Delta Air Lines: 135,643, up 17%
- JetBlue Airways: 48,788, down 25%
- U.S. Airways: 42,012, up 4%
- Frontier Airlines: 16,428, up 28%
- British Airways: 11,308
- Virgin America: 10,991, up 50%
- Alaska Airlines: 10,168, up 1.5%
- Allegiant Air: 4,978
- Aeromar: 1,245

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**Approved by the Texas Real Estate Commission for Voluntary Use**  
*Texas law requires all real estate licensees to give the following information about  
 brokerage services to prospective buyers, tenants, sellers and landlords.*

## Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### **IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### **IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### **IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

**If you choose to have a broker represent you,** you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

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